

Fully equipped takeaway unit available for immediate occupation

Ground Floor Sales

39.94m² (430ft²)

- Well situated for delivery surrounding and including Nottingham City Centre
- Ready-made facility equipped with extraction
- Situated on the popular Radford Road
- Ready for immediate occupation
- Gas and electricity supply
- Small business rates relief for applicable businesses
- Quoting rent - £15,600 per annum



TO LET



Location



Gallery



Contact

Location

The property is located on the popular parade of Radford Road in Hyson Green, approximately 2 miles north of Nottingham City Centre. The property is ideally situated for delivery facilities stretching as far as West Bridgford to the south side of Nottingham City Centre and all surrounding areas with a strong catchment population.

The Property

The facility was previously used by a fast growing and now well-established local business and benefits from a fully equipped kitchen. The specification is excellent and includes the following :

- Fitted extraction
- Walk-in fridge (2.58m x 1.74m)
- Stainless steel worktops
- Stand alone freezers
- Lino flooring
- Preparation area
- Suspended ceiling with recessed LED lighting

For delivery and loading the property can be accessed via the front and back with the front elevation being secured by a roller shutter door.

The property is ideal for new start up businesses or established businesses looking for a secondary site to be used as a dark kitchen.





Accommodation

The property provides the following approximate floor areas:

Floor	m ²	ft ²
Ground floor sales	39.94	430
Basement	16.14	174
Total	56.08	604

This information is for guidance only.

Lease Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Rent

The premises are available at a quoting rent of:

£15,600 per annum

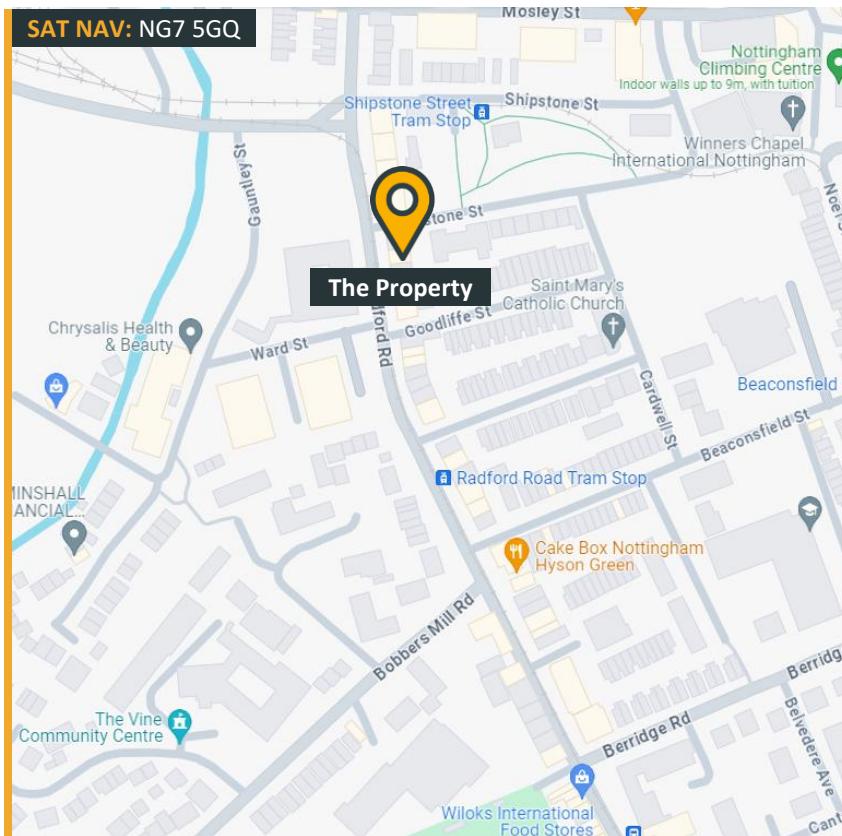
Planning

It is understood the ground floor commercial falls within **Use Class Sui Generis Hot Food Takeaway**. This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.

SAT NAV: NG7 5GQ



EPC

A copy of the EPC is available on request. Please contact the sole marketing agents for further details.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £4,500

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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